



Renters beware: Rental ads raise eyebrows as desperate tenants seek accommodation

From Gumtree ads advertising cheap rent for single females willing to assist an elderly gent to others offering reduced rates for labour - Tasmanians tenants are being urged to beware. SEE THE BIZARRE ADS + HAVE YOUR SAY >>




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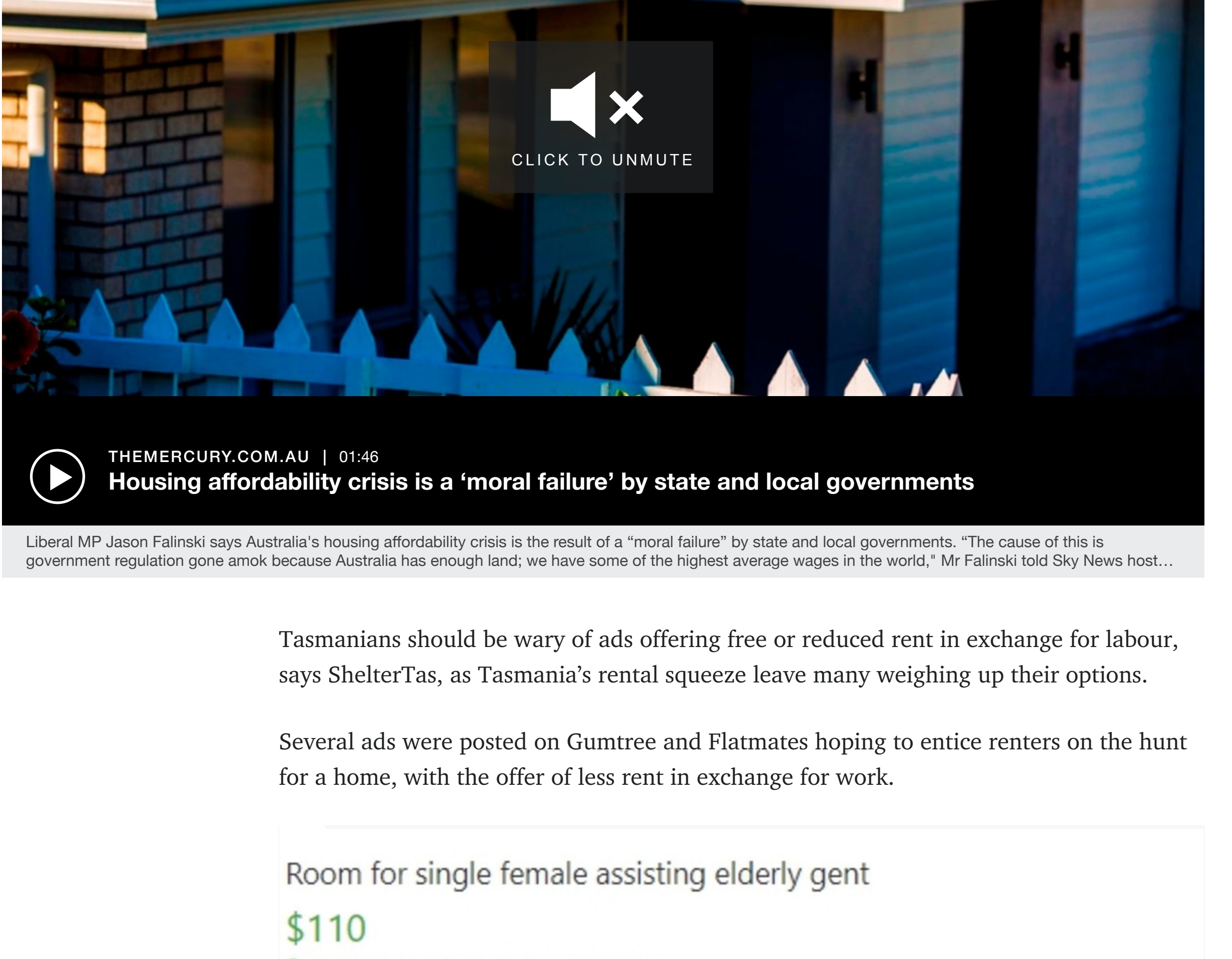


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89 comments




Liberal MP Jason Falinski says Australia's housing affordability crisis is the result of a "moral failure" by state and local governments. "The cause of this is government regulation gone amok because Australia has enough land; we have some of the highest average wages in the world," Mr Falinski told Sky News host...

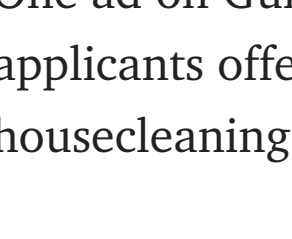
Tasmanians should be wary of ads offering free or reduced rent in exchange for labour, says ShelterTas, as Tasmania's rental squeeze leave many weighing up their options.

Several ads were posted on Gumtree and Flatmates hoping to entice renters on the hunt for a home, with the offer of less rent in exchange for work.

Room for single female assisting elderly gent

\$110

 [South Hobart, Tasmania, Australia, 7004](#)



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Female tenant only.
Electricity and water included. Old home in South Hobart, near Cascade Road.
Cheap rent in exchange for assisting an elderly homeowner with housecleaning, a little shopping, watering the some friendly company.

Furnished with double bed, sofa chair.
Will suit an international student who has a little spare time for conversation and helping out with occasional of Some of the owners belongings must stay in the room e.g. the piano and some knick-knacks.

Share kitchen and bathroom. Live with the elderly owner and one international student.
Please message with your age and circumstances.
Room available soon.

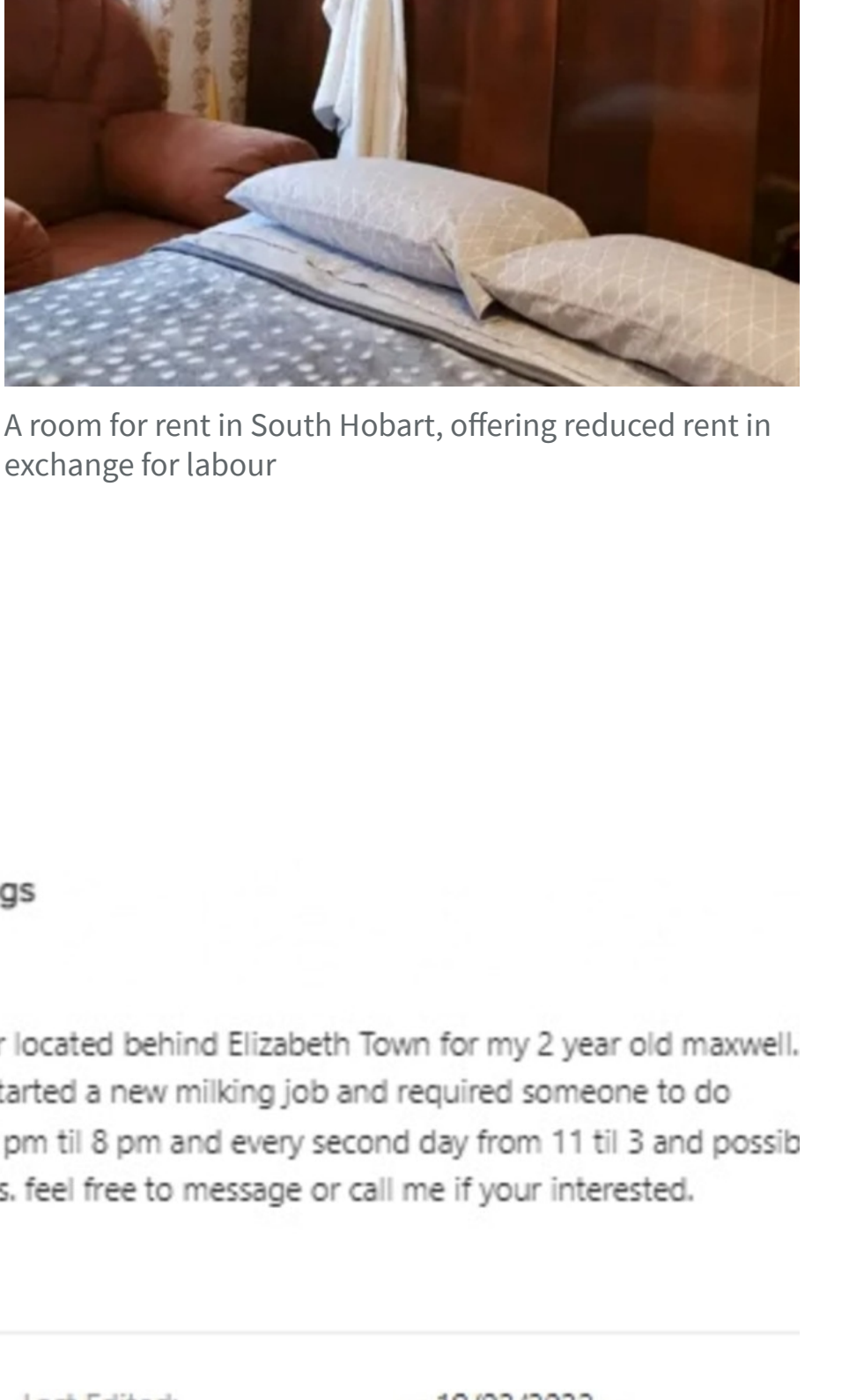
A room for rent in South Hobart, offering reduced rent in exchange for labour

One ad on Gumtree advertised “room for single female assisting elderly gent,” with applicants offered “cheap rent in exchange for assisting an elderly homeowner with housecleaning, a little shopping, watering the garden, some friendly company.”

In exchange, the renter would pay \$110 a week for a room in the house which has a shared kitchen and bathroom, but they would not be allowed to remove certain items in the room.

Another on Gumtree, posted in January, seeks a live-in babysitter, offering free rent and meals to mind a two year old for a minimum of seven hours a day.


“He is in a routine sleeping from 7pm til 7am most days I just started a new milking job and required someone to do breakfast from 5am til 9am and again for a night starting at 5pm til 8pm and every second day from 11 til 3 and possibly extra hours when required,” the ad says.

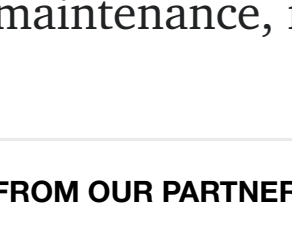


A room for rent in South Hobart, offering reduced rent in exchange for labour

Wanted Live-in babysitter

Free

 [Moltema, Tasmania, Australia, 7304](#)



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Sale ends Sunday

Hello my name is [REDACTED] and I'm looking for a live in babysitter located behind Elizabeth Town for my 2 year old maxwell. He is in a routine sleeping from 7pm til 7am most days I just started a new milking job and required someone to do breakfast from 5 am til 9am and again for a night starting at 5 pm til 8 pm and every second day from 11 til 3 and possib extra hours when required. In exchange for free rent and meals. feel free to message or call me if your interested. References required

Date Listed:	21/01/2022	Last Edited:	19/02/2022
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A Gumtree ad in Moltema asking for a live in babysitter for free rent and meals. Pic: Gumtree

According to job search website Indeed, the average hourly rate for a babysitter or nanny is \$28.45 an hour.

On Flatmates.com, one landlord seeks a person or couple to manage a short stay property in exchange for free accommodation of a separate unit.

The candidate would need to undertake housekeeping duties, including cleaning, maintenance, restocking and pool maintenance.

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The owner claims the tenant would only do a few hours of work a week.

Shelter Tasmania CEO Pattie Chugg said Tasmania's tight rental market was driving renters to desperation.

About the property

Unique opportunity available for single or couple looking for accommodation 8 mins from Hobart CBD.

We are looking for someone/a couple with experience in property management/housekeeping/handyman work/styling/Airbnb hosting/pool maintenance looking for a long term rental whereby we provide you with free accommodation in exchange for housekeeping duties.

Our 3 bedroom unit will become available this year and we are willing to provide the perfect person/couple **FREE** rent/Internet/Netflix etc in our furnished OR unfurnished 3 bed 1 bath lower level unit in exchange for adhoc property management, which may include intermittent cleaning, home maintenance, gardening, pool chemical replenishment and simple tasks (restocking amenities etc).

Our ideal tenant/s will have incredible communication skills, meticulous eye to detail, be able to identify faults/issues and communicate work-around solutions in a timely manner. In general, the total amount of work required is just a few of hours a week, but as it may be in the middle of the day this opportunity would best suit someone who either works from home, works part time, or is studying. The ideal candidate/s will also be non-smokers, quiet, tidy, no pets, no kids, and

A room available in Lindisfarne, advertised on Flatmates.com. Pic: Flatmates.com

Communities Tasmania figures show the vacancy rate for Hobart in January 2022 was 0.3 per cent – just half of what it was at the same time the previous year.

“With the private rental market in Tasmania so expensive and competitive many families and individuals are driven to make desperate choices to keep a roof over their head,” Ms Chugg said.

Ms Chugg said Tasmanians should be wary of unorthodox rental offers and know their rights.

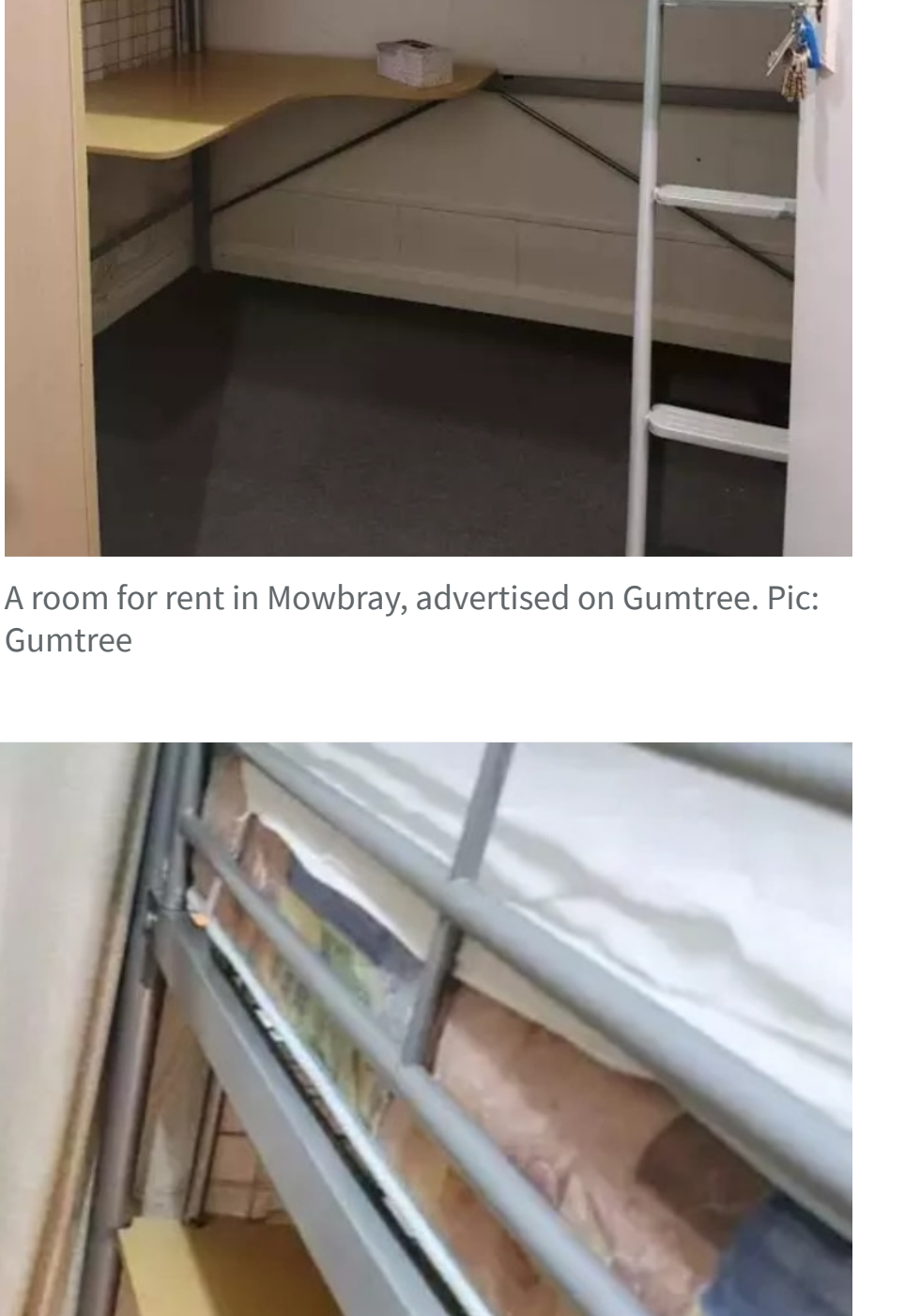
“People who may consider reduced rent in exchange for labour need to be very clear about expectations, and about possible risks on both sides,” Ms Chugg said.

“Renters have a right to ‘quiet enjoyment’, which includes privacy and the right to have visitors.

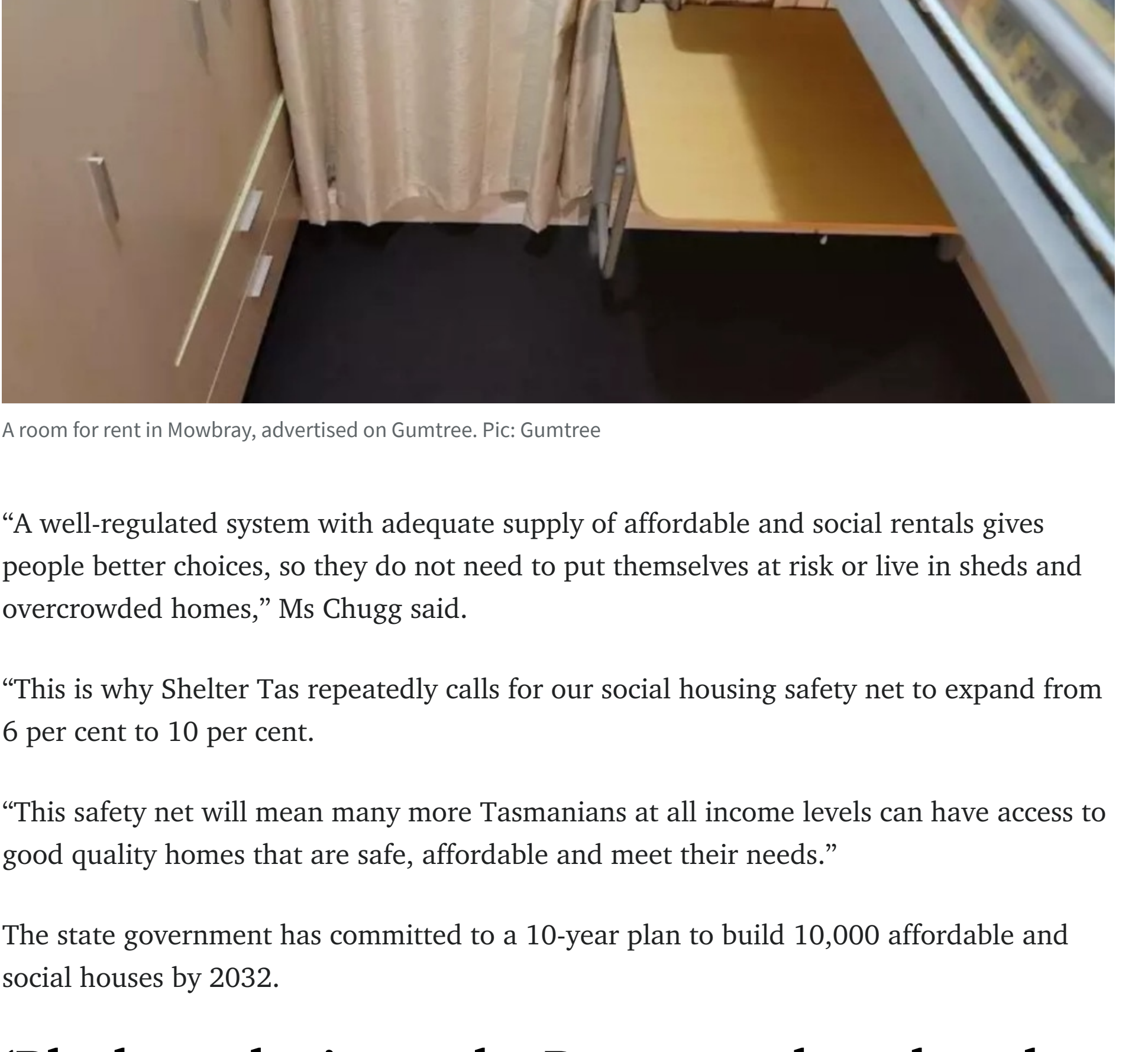
“Shelter Tas recommends that people make sure they contact the Tenants’ Union for advice if they have any questions.”

Meanwhile, another ad on Gumtree advertised a tiny room in a five bedroom share house in Mowbray for \$130 a week.

The images show a steel framed bunk bed directly behind the door of the room, with a desk under the top bunk.



A room for rent in Mowbray, advertised on Gumtree. Pic: Gumtree



A room for rent in Mowbray, advertised on Gumtree. Pic: Gumtree

“A well-regulated system with adequate supply of affordable and social rentals gives people better choices, so they do not need to put themselves at risk or live in sheds and overcrowded homes,” Ms Chugg said.

“This is why Shelter Tas repeatedly calls for our social housing safety net to expand from 6 per cent to 10 per cent.

Tasmania

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“This safety net will mean many more Tasmanians at all income levels can have access to good quality homes that are safe, affordable and meet their needs.”

The state government has committed to a 10-year plan to build 10,000 affordable and social houses by 2032.

‘Black market’ rentals: Desperate lengths taken to find a home

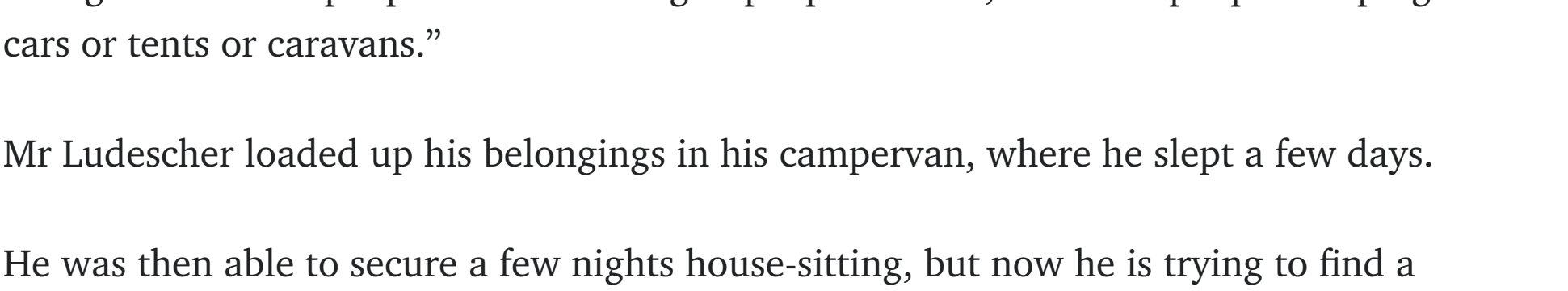
THOMAS Ludescher's “studio” on a rural property was little more than a shed, with no bathroom or kitchen and a drop toilet just off the balcony.

But living through southern Tasmania's housing crisis calls for desperate measures. The \$60-a-week shed was home for the 78-year-old for the past four years, until he was given just a few hours' notice to move out because inspectors were coming to look at the building.

The owner came in and said ‘you have to pack up, you have to get out,’ Mr Ludescher said.

“The place where I used to live, I didn't know, and no one had ever told me you were not supposed to live there.

“It was only supposed to be used for storage.”



Thomas Ludescher 78 who is unable to secure a place to live and is facing homelessness. Picture: Chris Kidd

Tenants Union of Tasmania principal solicitor Ben Bartl said more Tasmanians were being driven to accept poor housing to get a roof over their heads.

“There's no doubt the housing crisis has forced people to live in substandard housing,” Mr Bartl said.

“We get calls from people who are living in people's sheds, there are people sleeping in cars or tents or caravans.”

Mr Ludescher loaded up his belongings in his campervan, where he slept a few days.

He was then able to secure a few nights house-sitting, but now he is trying to find a rental in a tough market.

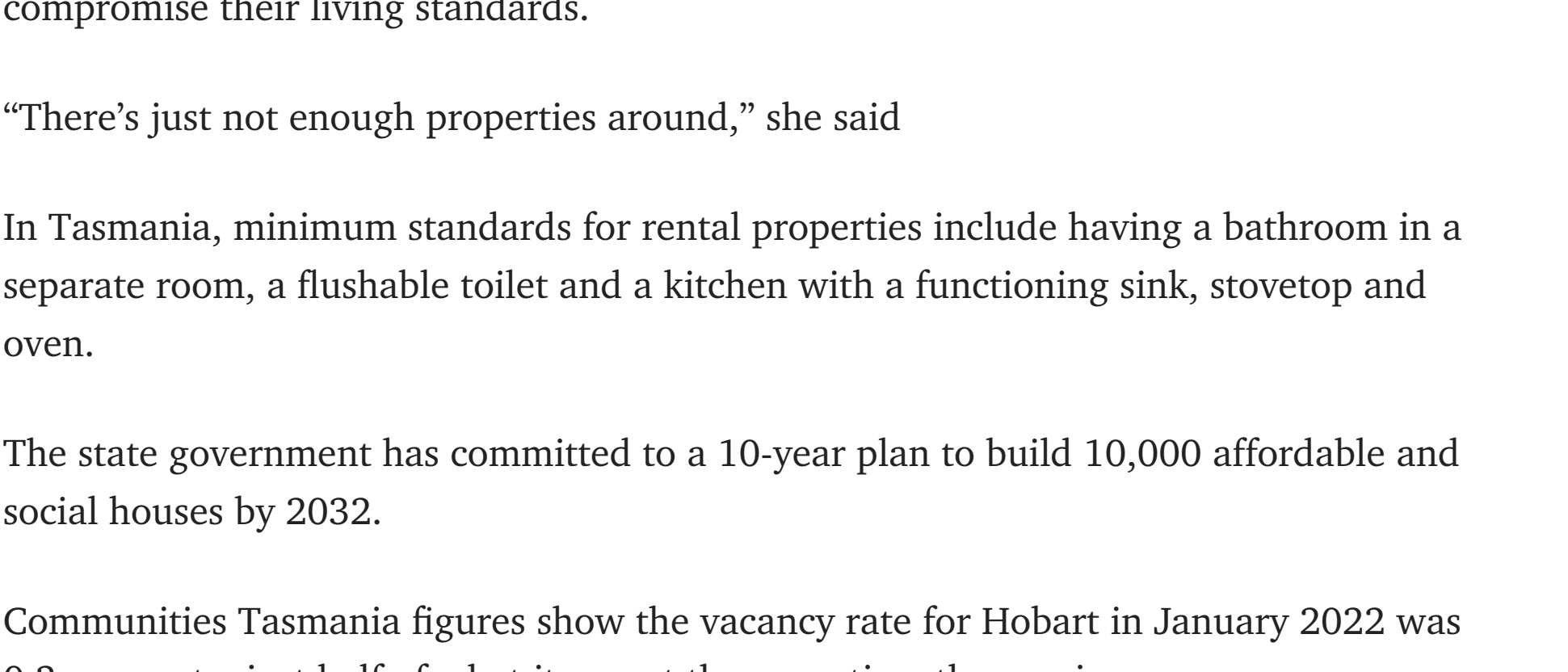
“I have to find a place. I have hardly enough money for food anymore, and nowadays haven't got enough money for petrol,” Mr Ludescher said.

Prior to being moved out, Mr Ludescher had not applied for public housing.

Karen, an advocate for Mr Ludescher, who has been helping him find somewhere to stay, said he was happy because the studio had a fireplace.

Many others would have found it unsuitable.

“There was no bathroom or kitchen,” she said.



Principal Solicitor Tenants Union Ben Bartl at Hobart. Picture: Chris Kidd

“He was content, because it was in the bush, it was peaceful and he was (internet) connected, but it had one power point, no kitchen, no bathroom and a drop dunny on the balcony.

“It wasn't great. He had to ask people to borrow their shower.”

Karen believed there were likely more people in similar situations who were forced to compromise their living standards.

“There's just not enough properties around,” she said

In Tasmania, minimum standards for rental properties include having a bathroom in a separate room, a flushable toilet and a kitchen with a functioning sink, stovetop and oven.

The state government has committed to a 10-year plan to build 10,000 affordable and social houses by 2032.

Communities Tasmania figures show the vacancy rate for Hobart in January 2022 was 0.3 per cent – just half of what it was at the same time the previous year.

With pressure on the rental market, Mr Bartl said more Tasmanians would be driven to compromise standards.

“Desperate times call for desperate measures and many tenants do not feel they can be choosy about where they live,” Mr Bartl said.

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